HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: January 2016

Housing market intelligence you can count on

Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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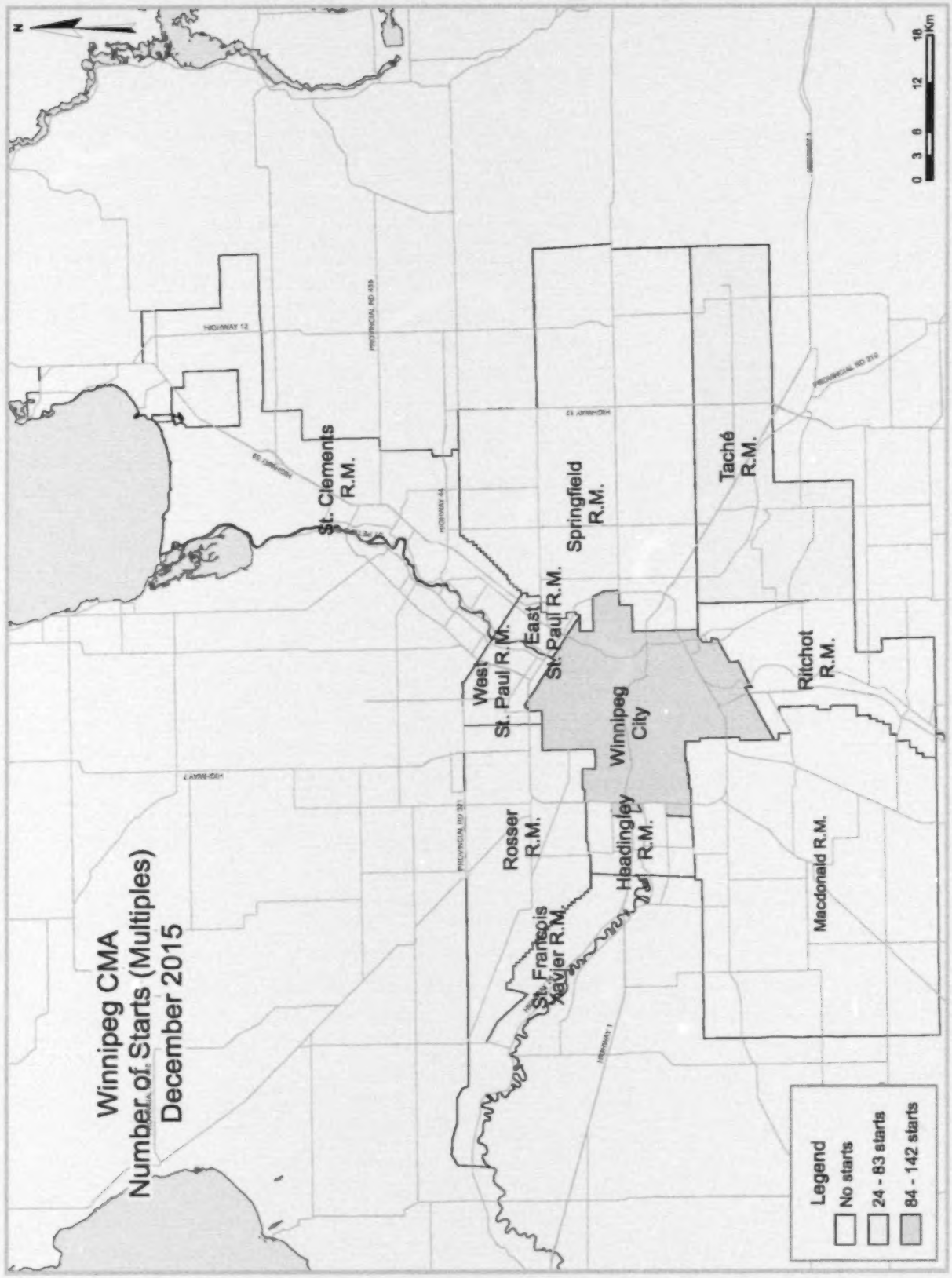
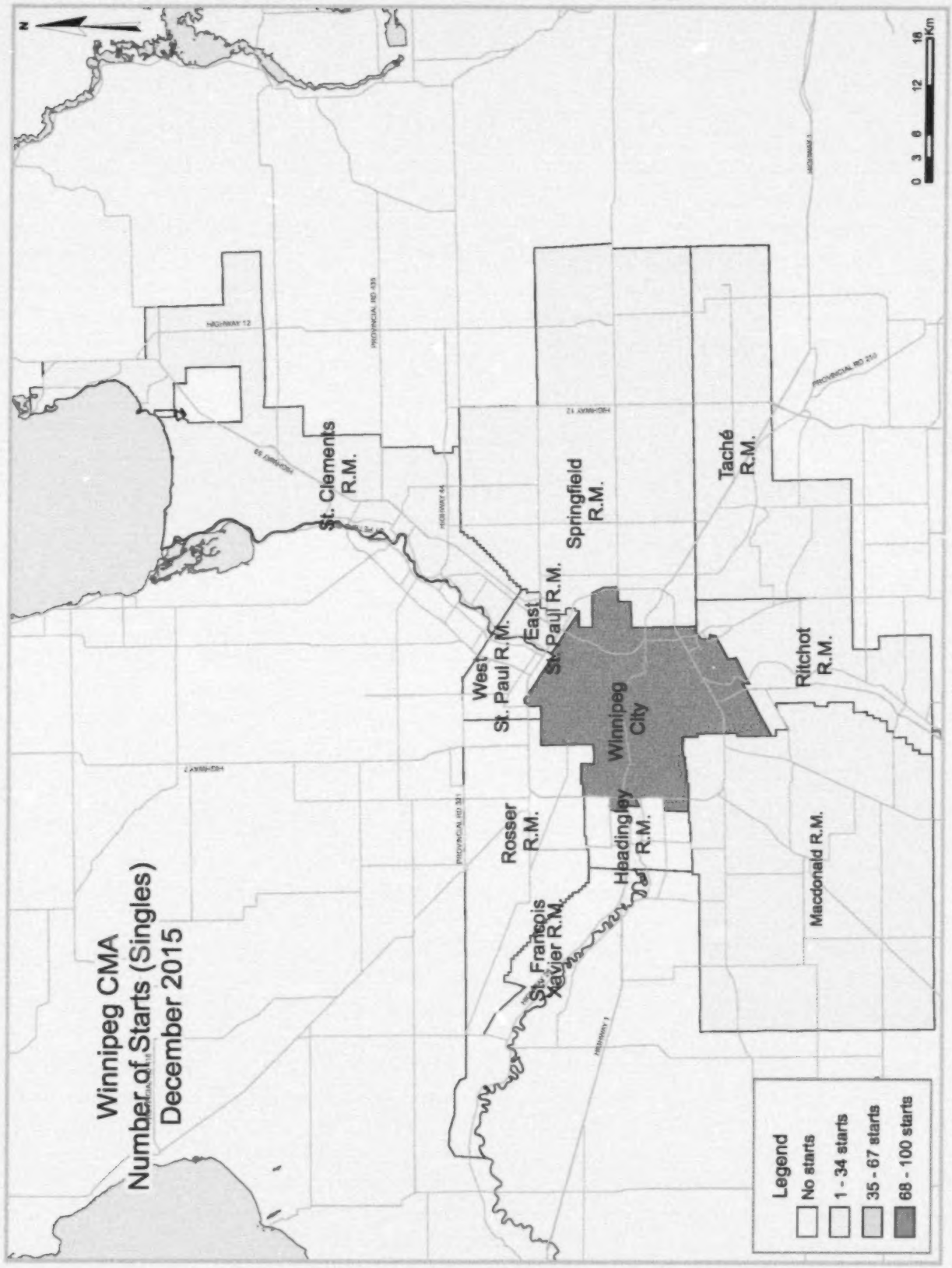
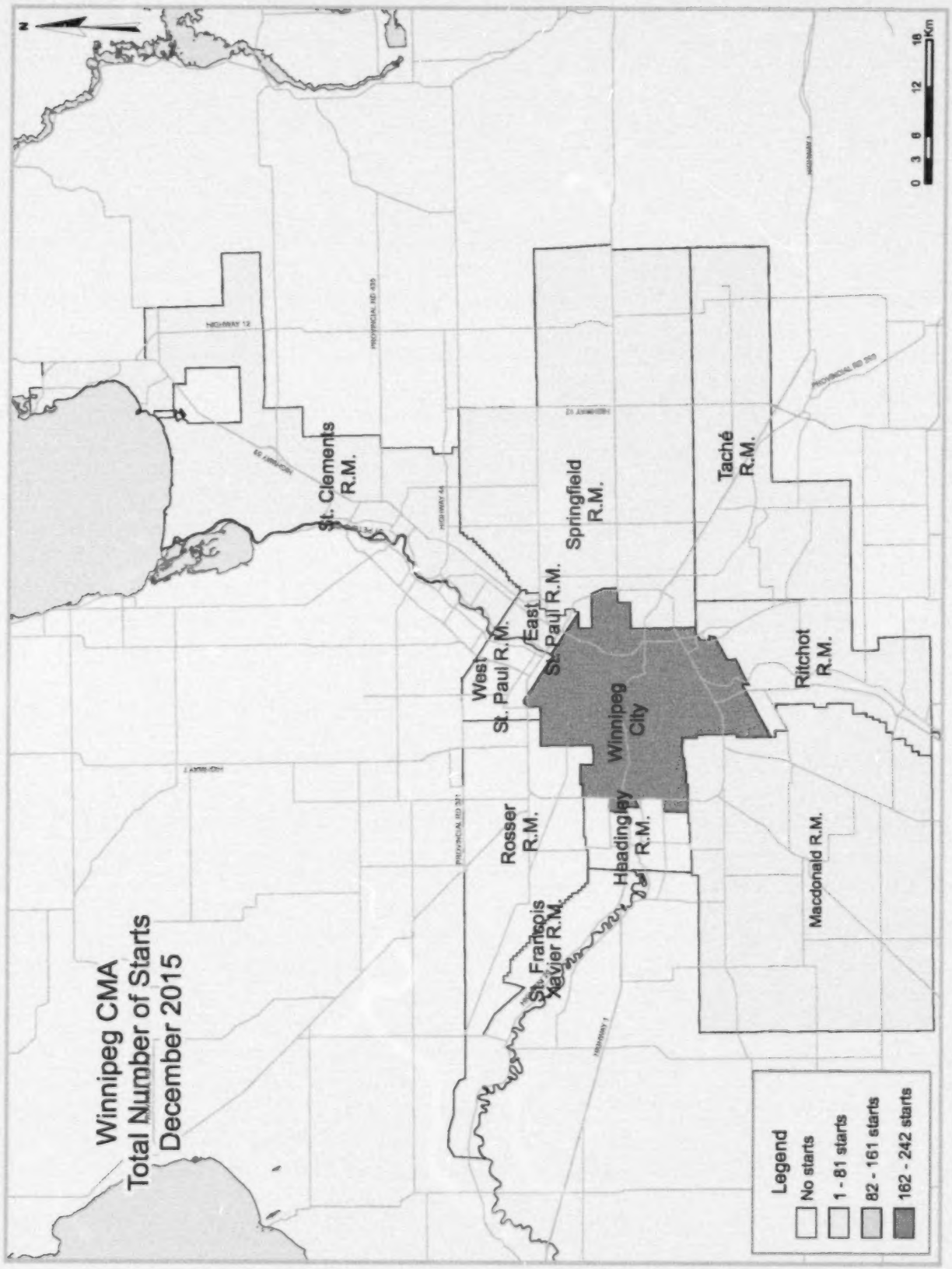
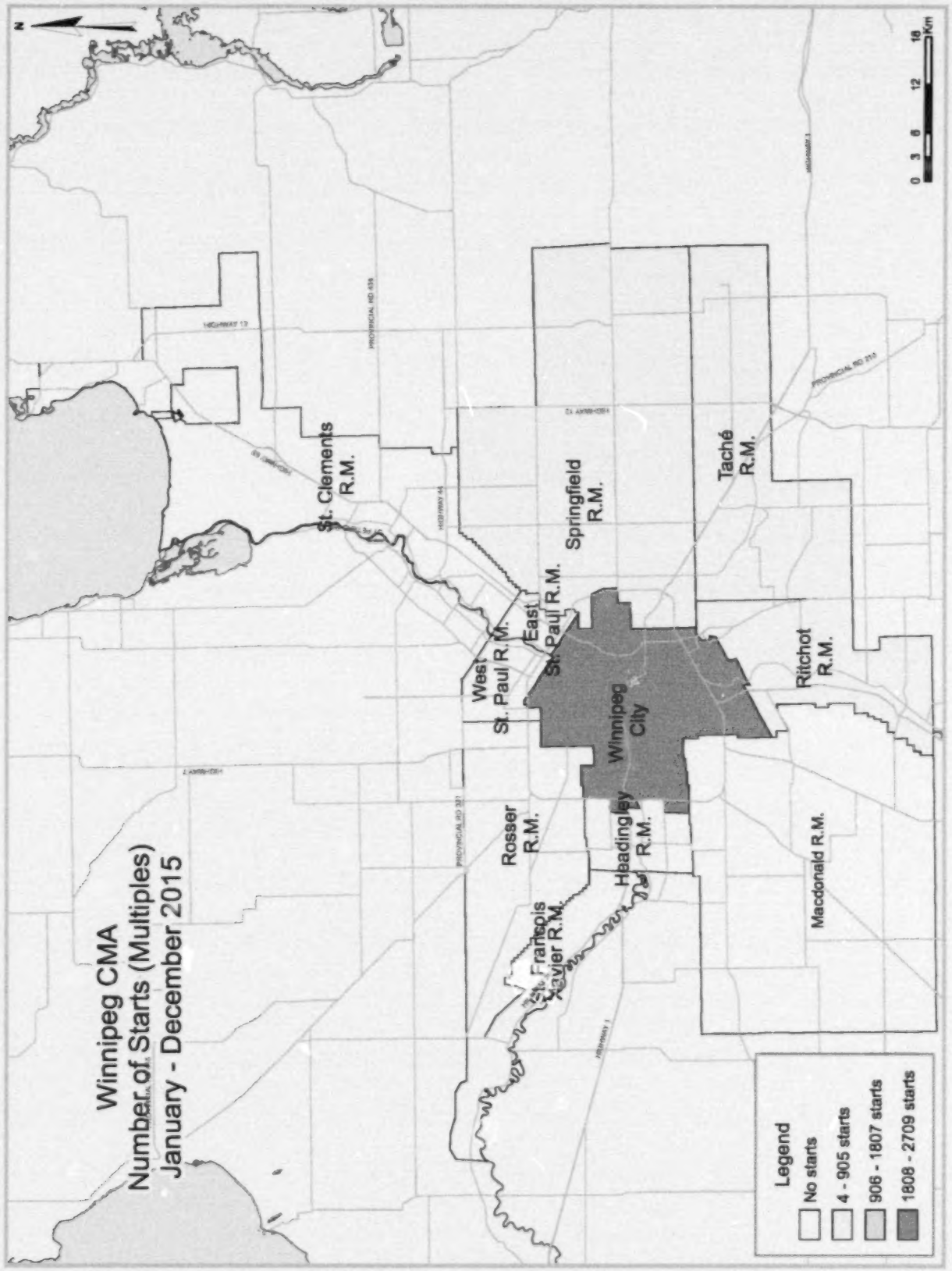
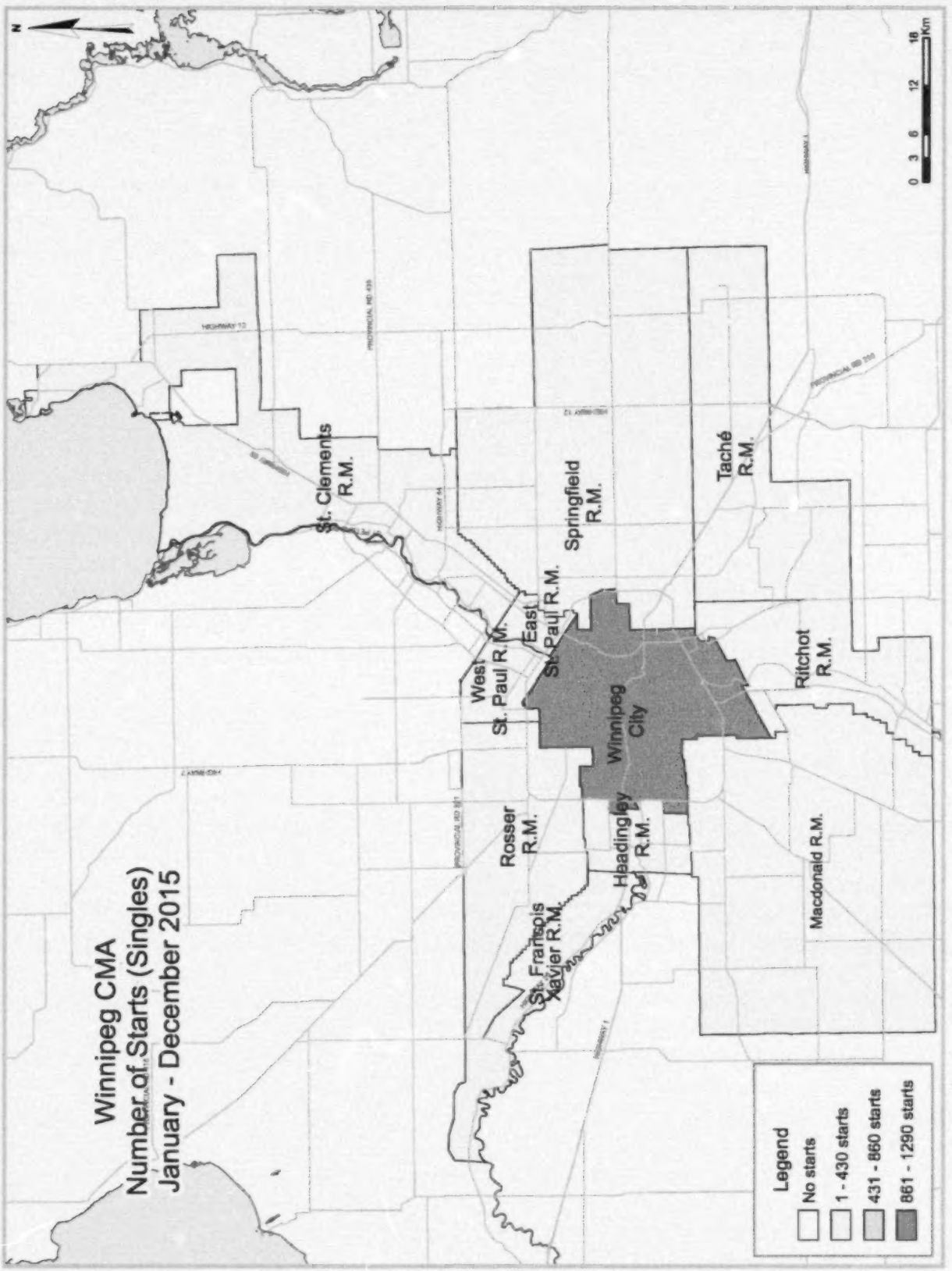
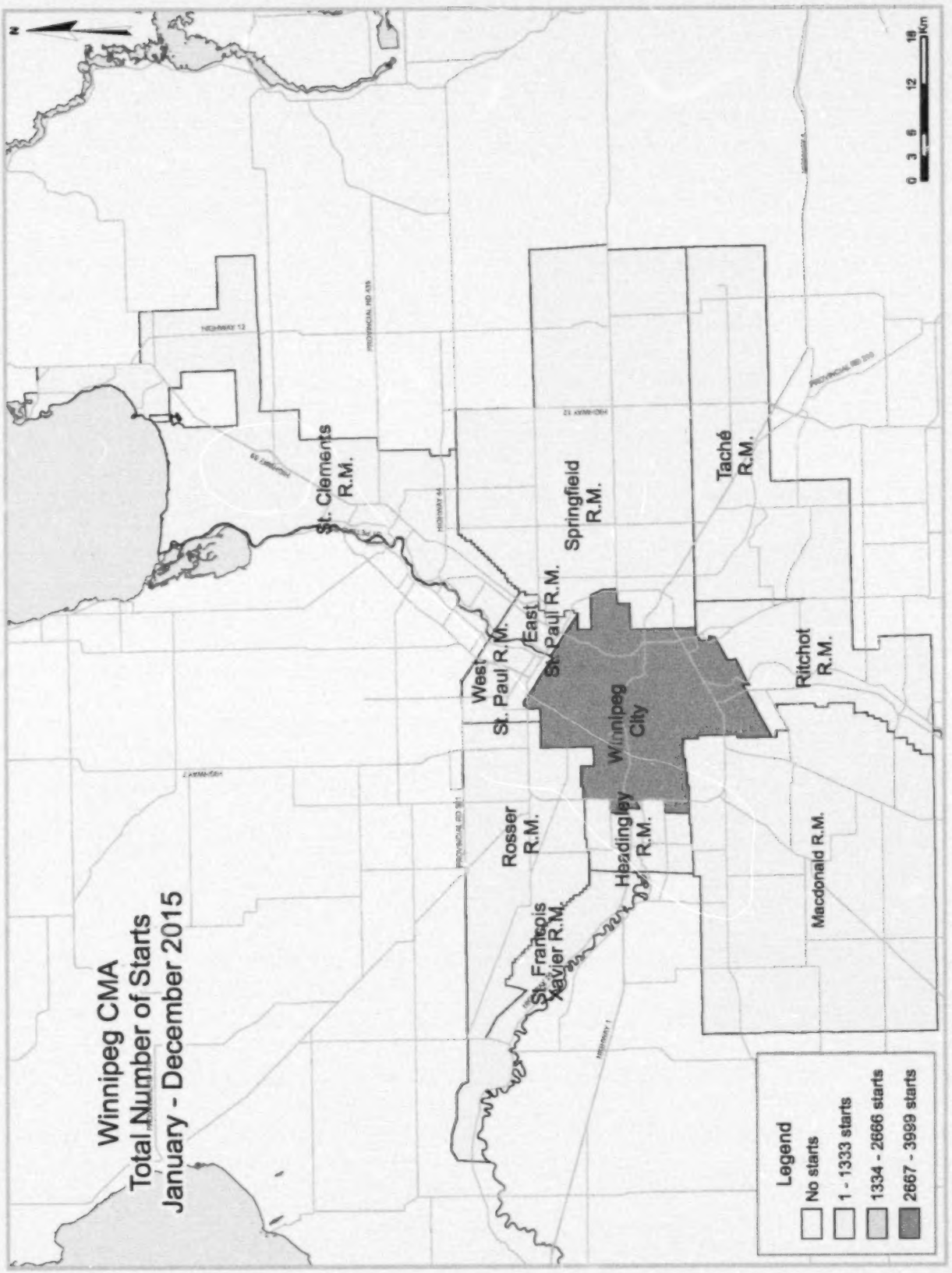

Winnipeg CMA
Number of Starts (Multiples)
December 2015
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 44
HIGHWAY 1
PROVINCIAL RD 421
PROVINCIAL RD 331
PROVINCIAL RD 310
Legend
No starts
24 - 83 starts
84 - 142 starts


Winnipeg CMA
Number of Starts (Singles)
December 2015
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 34 starts
35 - 67 starts
68 - 100 starts


Winnipeg CMA
Total Number of Starts
December 2015
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 44
HIGHWAY 1
PROVINCIAL RD 425
PROVINCIAL RD 207
PROVINCIAL RD 221
Legend
No starts
1 - 81 starts
82 - 161 starts
162 - 242 starts


Winnipeg CMA
Number of Starts (Multiples)
January - December 2015
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
4 - 905 starts
906 - 1807 starts
1808 - 2709 starts
0 3 6 12 18 Km


Winnipeg CMA
Number of Starts (Singles)
January - December 2015
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 430 starts
431 - 860 starts
861 - 1290 starts


Winnipeg CMA
Total Number of Starts
January - December 2015
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 1333 starts
1334 - 2666 starts
2667 - 3999 starts
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2015		
Winnipeg CMA[1]	November 2015	December 2015
Trend[2]	4,920	5,055
SAAR	2,927	3,690
	December 2014	December 2015
Actual		
December - Single-Detached	119	120
December - Multiples	108	166
December - Total	227	286
January to December - Single-Detached	1,877	1,649
January to December - Multiples	2,371	2,751
January to December - Total	4,248	4,400

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2015	119	30	0	1	16	27	0	93	286
December 2014	119	6	0	0	25	69	6	2	227
% Change	0.0	**	n/a	n/a	-36.0	-60.9	-100.0	**	26.0
Year-to-date 2015	1,648	246	4	1	272	578	154	1,497	4,400
Year-to-date 2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
UNDER CONSTRUCTION									
December 2015	993	164	6	1	261	1,241	83	1,857	4,606
December 2014	1,257	90	9	3	318	1,820	27	1,031	4,555
% Change	-21.0	82.2	-33.3	-66.7	-17.9	-31.8	**	80.1	1.1
COMPLETIONS									
December 2015	153	16	2	0	66	206	10	37	490
December 2014	150	4	0	0	39	85	9	45	332
% Change	2.0	**	n/a	n/a	69.2	142.4	11.1	-17.8	47.6
Year-to-date 2015	1,903	168	9	4	292	977	111	718	4,182
Year-to-date 2014	1,759	86	0	8	421	672	67	451	3,464
% Change	8.2	95.3	n/a	-50.0	-30.6	45.4	65.7	59.2	20.7
COMPLETED & NOT ABSORBED									
December 2015	256	36	4	2	92	425	n/a	n/a	815
December 2014	239	13	0	2	80	148	n/a	n/a	482
% Change	7.1	176.9	n/a	0.0	15.0	187.2	n/a	n/a	69.1
ABSORBED									
December 2015	138	21	1	0	64	66	n/a	n/a	290
December 2014	139	12	0	0	20	113	n/a	n/a	284
% Change	-0.7	75.0	n/a	n/a	**	-41.6	n/a	n/a	2.1
Year-to-date 2015	1,876	133	5	4	277	679	n/a	n/a	2,974
Year-to-date 2014	1,807	73	0	7	398	594	n/a	n/a	2,879
% Change	3.8	82.2	n/a	-42.9	-30.4	14.3	n/a	n/a	3.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
December 2015	99	30	0	1	16	3	0	93	242
December 2014	84	4	0	0	25	55	6	2	176
East St. Paul R.M.									
December 2015	3	0	0	0	0	0	0	0	3
December 2014	4	0	0	0	0	0	0	0	4
Headingley R.M.									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
December 2015	6	0	0	0	0	0	0	0	6
December 2014	13	0	0	0	0	0	0	0	13
Ritchot R.M.									
December 2015	1	0	0	0	0	0	0	0	1
December 2014	0	0	0	0	0	14	0	0	14
Rosser R.M.									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
December 2015	3	0	0	0	0	0	0	0	3
December 2014	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	1	0	0	0	0	0	0	0	1
Springfield R.M.									
December 2015	6	0	0	0	0	0	0	0	6
December 2014	7	2	0	0	0	0	0	0	9
Tache R.M.									
December 2015	1	0	0	0	0	24	0	0	25
December 2014	0	0	0	0	0	0	0	0	0
West St. Paul R.M.									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	2	0	0	0	0	0	0	0	2
First Nations									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
December 2015	119	30	0	1	16	27	0	93	286
December 2014	119	6	0	0	25	69	6	2	227

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
December 2015	740	158	2	1	261	1,217	75	1,857	4,311
December 2014	891	70	2	3	314	1,746	19	1,031	4,076
East St. Paul R.M.									
December 2015	35	0	0	0	0	0	0	0	35
December 2014	43	0	0	0	0	0	0	0	43
Headingley R.M.									
December 2015	14	0	0	0	0	0	0	0	14
December 2014	21	0	0	0	0	0	0	0	21
MacDonald R.M.									
December 2015	29	0	0	0	0	0	0	0	29
December 2014	37	0	0	0	4	0	0	0	41
Ritchot R.M.									
December 2015	16	2	0	0	0	0	6	0	24
December 2014	32	2	0	0	0	44	6	0	84
Rosser R.M.									
December 2015	1	0	0	0	0	0	0	0	1
December 2014	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
December 2015	54	0	0	0	0	0	0	0	54
December 2014	51	0	0	0	0	0	0	0	51
St. Francois Xavier R.M.									
December 2015	1	0	0	0	0	0	0	0	1
December 2014	10	0	0	0	0	0	0	0	10
Springfield R.M.									
December 2015	46	4	0	0	0	0	2	0	52
December 2014	67	18	3	0	0	0	2	0	90
Tache R.M.									
December 2015	19	0	4	0	0	24	0	0	47
December 2014	48	0	4	0	0	30	0	0	82
West St. Paul R.M.									
December 2015	38	0	0	0	0	0	0	0	38
December 2014	55	0	0	0	0	0	0	0	55
First Nations									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
December 2015	993	164	6	1	261	1,241	83	1,857	4,606
December 2014	1,257	90	9	3	318	1,820	27	1,031	4,555

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
December 2015	117	16	2	0	66	206	10	37	454
December 2014	117	4	0	0	23	85	3	45	277
East St. Paul R.M.									
December 2015	1	0	0	0	0	0	0	0	1
December 2014	5	0	0	0	0	0	0	0	5
Headingley R.M.									
December 2015	1	0	0	0	0	0	0	0	1
December 2014	1	0	0	0	0	0	0	0	1
Macdonald R.M.									
December 2015	6	0	0	0	0	0	0	0	6
December 2014	4	0	0	0	0	0	0	0	4
Ritchot R.M.									
December 2015	5	0	0	0	0	0	0	0	5
December 2014	5	0	0	0	16	0	6	0	27
Rosser R.M.									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
December 2015	1	0	0	0	0	0	0	0	1
December 2014	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Springfield R.M.									
December 2015	12	0	0	0	0	0	0	0	12
December 2014	10	0	0	0	0	0	0	0	10
Tache R.M.									
December 2015	2	0	0	0	0	0	0	0	2
December 2014	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
December 2015	8	0	0	0	0	0	0	0	8
December 2014	0	0	0	0	0	0	0	0	0
First Nations									
December 2015	0	0	0	0	0	0	0	0	0
December 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
December 2015	153	16	2	0	66	206	10	37	490
December 2014	150	4	0	0	39	85	9	45	332

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
December 2015	203	31	1	2	92	392	n/a	n/a	721
December 2014	192	11	0	2	56	112	n/a	n/a	373
East St. Paul R.M.									
December 2015	4	0	0	0	0	0	n/a	n/a	4
December 2014	3	0	0	0	0	0	n/a	n/a	3
Headingley R.M.									
December 2015	1	0	0	0	0	0	n/a	n/a	1
December 2014	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
December 2015	16	0	0	0	0	0	n/a	n/a	16
December 2014	15	0	0	0	2	0	n/a	n/a	17
Ritchot R.M.									
December 2015	7	1	0	0	0	17	n/a	n/a	25
December 2014	7	0	0	0	22	8	n/a	n/a	37
Rosser R.M.									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
December 2015	2	0	0	0	0	0	n/a	n/a	2
December 2014	5	0	0	0	0	0	n/a	n/a	5
St. Francois Xavier R.M.									
December 2015	1	0	0	0	0	0	n/a	n/a	1
December 2014	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
December 2015	10	4	3	0	0	0	n/a	n/a	17
December 2014	11	2	0	0	0	0	n/a	n/a	13
Tache R.M.									
December 2015	8	0	0	0	0	16	n/a	n/a	24
December 2014	3	0	0	0	0	28	n/a	n/a	31
West St. Paul R.M.									
December 2015	4	0	0	0	0	0	n/a	n/a	4
December 2014	2	0	0	0	0	0	n/a	n/a	2
First Nations									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
December 2015	256	36	4	2	92	425	n/a	n/a	815
December 2014	239	13	0	2	80	148	n/a	n/a	482

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
December 2015	96	20	1	0	62	54	n/a	n/a	233
December 2014	107	9	0	0	18	113	n/a	n/a	247
East St. Paul R.M.									
December 2015	2	0	0	0	0	0	n/a	n/a	2
December 2014	7	0	0	0	0	0	n/a	n/a	7
Headingley R.M.									
December 2015	1	0	0	0	0	0	n/a	n/a	1
December 2014	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
December 2015	9	0	0	0	0	0	n/a	n/a	9
December 2014	6	0	0	0	0	0	n/a	n/a	6
Ritchot R.M.									
December 2015	9	0	0	0	2	12	n/a	n/a	23
December 2014	2	2	0	0	2	0	n/a	n/a	6
Rosser R.M.									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
December 2015	1	0	0	0	0	0	n/a	n/a	1
December 2014	2	0	0	0	0	0	n/a	n/a	2
St. Francois Xavier R.M.									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
December 2015	12	1	0	0	0	0	n/a	n/a	13
December 2014	10	1	0	0	0	0	n/a	n/a	11
Tache R.M.									
December 2015	1	0	0	0	0	0	n/a	n/a	1
December 2014	4	0	0	0	0	0	n/a	n/a	4
West St. Paul R.M.									
December 2015	7	0	0	0	0	0	n/a	n/a	7
December 2014	0	0	0	0	0	0	n/a	n/a	0
First Nations									
December 2015	0	0	0	0	0	0	n/a	n/a	0
December 2014	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
December 2015	138	21	1	0	64	66	n/a	n/a	290
December 2014	139	12	0	0	20	113	n/a	n/a	284

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Winnipeg City	100	84	38	4	8	31	96	57	242	176	37.5
East St. Paul R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
Headingley R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
MacDonald R.M.	6	13	0	0	0	0	0	0	6	13	-53.8
Ritchot R.M.	1	0	0	0	0	0	0	14	1	14	-92.9
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	3	6	0	0	0	0	0	0	3	6	-50.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	6	7	0	2	0	0	0	0	6	9	-33.3
Tache R.M.	1	0	0	0	0	0	24	0	25	0	n/a
West St. Paul R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	120	119	38	6	8	31	120	71	286	227	26.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Winnipeg City	1,290	1,397	280	100	378	378	2,051	1,728	3,999	3,603	11.0
East St. Paul R.M.	39	52	0	0	0	0	0	0	39	52	-25.0
Headingley R.M.	13	22	0	0	0	0	0	0	13	22	-40.9
MacDonald R.M.	59	56	0	0	0	7	0	0	59	63	-6.3
Ritchot R.M.	36	47	4	6	0	35	0	56	40	144	-72.2
Rosser R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Clements R.M.	61	84	0	0	0	0	0	0	61	84	-27.4
St. Francois Xavier R.M.	1	10	0	0	0	0	0	0	1	10	-90.0
Springfield R.M.	78	95	10	24	0	3	0	0	88	122	-27.9
Tache R.M.	31	59	0	0	4	4	24	30	59	93	-36.6
West St. Paul R.M.	40	53	0	0	0	0	0	0	40	53	-24.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,649	1,877	294	130	382	427	2,075	1,814	4,400	4,248	3.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Winnipeg City	8	25	0	6	3	55	93	2
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	24	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	8	25	0	6	27	69	93	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	226	365	152	13	554	1,124	1,497	604
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	7	0	0	0	0	0	0
Ritchot R.M.	0	0	0	35	0	56	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	4	4	0	0	24	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	230	379	152	48	578	1,210	1,497	604

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Winnipeg City	129	88	20	80	93	8	242	176
East St. Paul R.M.	3	4	0	0	0	0	3	4
Headingley R.M.	0	1	0	0	0	0	0	1
MacDonald R.M.	6	13	0	0	0	0	6	13
Ritchot R.M.	1	0	0	14	0	0	1	14
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	3	6	0	0	0	0	3	6
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	6	9	0	0	0	0	6	9
Tache R.M.	1	0	24	0	0	0	25	0
West St. Paul R.M.	0	2	0	0	0	0	0	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	149	125	44	94	93	8	286	227

Table 2.5: Starts by Submarket and by Intended Market January - December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	1,523	1,483	827	1,502	1,649	618	3,999	3,603
East St. Paul R.M.	39	52	0	0	0	0	39	52
Headingley R.M.	13	22	0	0	0	0	13	22
MacDonald R.M.	59	56	0	7	0	0	59	63
Ritchot R.M.	40	52	0	57	0	35	40	144
Rosser R.M.	1	2	0	0	0	0	1	2
St. Clements R.M.	61	84	0	0	0	0	61	84
St. Francois Xavier R.M.	1	10	0	0	0	0	1	10
Springfield R.M.	86	120	0	0	2	2	88	122
Tache R.M.	35	63	24	30	0	0	59	93
West St. Paul R.M.	40	53	0	0	0	0	40	53
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,898	1,997	851	1,596	1,651	655	4,400	4,248

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Winnipeg City	117	117	24	6	68	24	245	130	454	277	63.9
East St. Paul R.M.	1	5	0	0	0	0	0	0	1	5	-80.0
Headingley R.M.	1	1	0	0	0	0	0	0	1	1	0.0
MacDonald R.M.	6	4	0	0	0	0	0	0	6	4	50.0
Ritchot R.M.	5	5	0	0	0	22	0	0	5	27	-81.5
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	12	10	0	0	0	0	0	0	12	10	20.0
Tache R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
West St. Paul R.M.	8	0	0	0	0	0	0	0	8	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	153	150	24	6	68	46	245	130	490	332	47.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Winnipeg City	1,439	1,348	158	76	380	394	1,623	1,006	3,600	2,824	27.5
East St. Paul R.M.	47	59	0	0	0	0	0	0	47	59	-20.3
Headingley R.M.	20	37	0	0	0	0	0	0	20	37	-45.9
MacDonald R.M.	67	46	0	0	4	10	0	0	71	56	26.8
Ritchot R.M.	52	33	4	10	0	76	44	96	100	215	-53.5
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	57	70	0	0	0	0	0	0	57	70	-18.6
St. Francois Xavier R.M.	9	8	0	0	0	0	0	0	9	8	12.5
Springfield R.M.	99	92	24	8	3	0	0	0	126	100	26.0
Tache R.M.	60	50	0	0	4	0	30	21	94	71	32.4
West St. Paul R.M.	56	22	0	0	0	0	0	0	56	22	154.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,908	1,767	186	94	391	480	1,697	1,123	4,182	3,464	20.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Winnipeg City	58	21	10	3	208	85	37	45
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	16	0	6	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	58	37	10	9	208	85	37	45

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	276	364	104	30	905	555	718	451
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	4	10	0	0	0	0	0	0
Ritchot R.M.	0	41	0	35	44	96	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	0	0
Tache R.M.	4	0	0	0	30	21	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	287	415	104	65	979	672	718	451

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Winnipeg City	135	121	272	108	47	48	454	277
East St. Paul R.M.	1	5	0	0	0	0	1	5
Headingley R.M.	1	1	0	0	0	0	1	1
MacDonald R.M.	6	4	0	0	0	0	6	4
Ritchot R.M.	5	5	0	16	0	6	5	27
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	1	3	0	0	0	0	1	3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	12	10	0	0	0	0	12	10
Tache R.M.	2	5	0	0	0	0	2	5
West St. Paul R.M.	8	0	0	0	0	0	8	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	171	154	272	124	47	54	490	332

Table 3.5: Completions by Submarket and by Intended Market January - December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	1,578	1,412	1,195	929	827	483	3,600	2,824
East St. Paul R.M.	47	59	0	0	0	0	47	59
Headingley R.M.	20	37	0	0	0	0	20	37
MacDonald R.M.	67	46	4	10	0	0	71	56
Ritchot R.M.	56	39	44	141	0	35	100	215
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	57	70	0	0	0	0	57	70
St. Francois Xavier R.M.	9	8	0	0	0	0	9	8
Springfield R.M.	124	100	0	0	2	0	126	100
Tache R.M.	64	50	30	21	0	0	94	71
West St. Paul R.M.	56	22	0	0	0	0	56	22
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	2,080	1,845	1,273	1,101	829	518	4,182	3,464

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
December 2015	21	23.1	18	19.8	19	20.9	11	12.1	22	24.2	91	-	447,949
December 2014	25	23.8	23	21.9	22	21.0	9	8.6	26	24.8	105	-	451,236
Year-to-date 2015	283	20.7	343	25.1	254	18.6	195	14.3	290	21.2	1,365	400,000	441,380
Year-to-date 2014	236	17.3	245	18.0	335	24.6	346	25.4	201	14.7	1,363	430,000	434,434
East St. Paul R.M.													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	722,472
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	-	688,159
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	2.0	49	98.0	50	-	679,733
Headingley R.M.													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	2	11.8	0	0.0	2	11.8	13	76.5	17	-	609,975
Year-to-date 2014	0	0.0	0	0.0	2	5.7	12	34.3	21	60.0	35	-	557,959
MacDonald R.M.													
December 2015	2	25.0	0	0.0	0	0.0	3	37.5	3	37.5	8	-	461,088
December 2014	2	33.3	0	0.0	0	0.0	3	50.0	1	16.7	6	-	442,317
Year-to-date 2015	16	25.8	0	0.0	5	8.1	26	41.9	15	24.2	62	-	442,960
Year-to-date 2014	6	15.0	0	0.0	3	7.5	24	60.0	7	17.5	40	-	467,635
Ritchot R.M.													
December 2015	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	-	389,133
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	14	40.0	19	54.3	1	2.9	0	0.0	1	2.9	35	-	368,965
Year-to-date 2014	14	48.3	8	27.6	0	0.0	1	3.4	6	20.7	29	-	387,787
Rosser R.M.													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2015	7	41.2	2	11.8	3	17.6	1	5.9	4	23.5	17	-	-
Year-to-date 2014	30	76.9	3	7.7	0	0.0	3	7.7	3	7.7	39	-	234,363
St. Francois Xavier R.M.													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	C	n/a	0	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	5	83.3	0	0.0	0	0.0	1	16.7	0	0.0	6	-	-
Year-to-date 2014	0	0.0	0	0.0	6	60.0	4	40.0	0	0.0	10	-	446,000

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
December 2015	1	12.5	1	12.5	4	50.0	1	12.5	1	12.5	8	-	423,738
December 2014	1	10.0	1	10.0	1	10.0	4	40.0	3	30.0	10	-	474,670
Year-to-date 2015	17	29.3	10	17.2	15	25.9	7	12.1	9	15.5	58	-	412,895
Year-to-date 2014	5	7.1	22	31.4	15	21.4	21	30.0	7	10.0	70	392,500	420,248
Tache R.M.													
December 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
December 2014	1	25.0	1	25.0	0	0.0	2	50.0	0	0.0	4	-	-
Year-to-date 2015	9	42.9	6	28.6	3	14.3	0	0.0	3	14.3	21	-	366,237
Year-to-date 2014	14	38.9	6	16.7	9	25.0	4	11.1	3	8.3	36	-	374,725
West St. Paul R.M.													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	5.6	17	94.4	18	-	662,500
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	-	-
First Nations													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
December 2015	25	21.4	25	21.4	23	19.7	15	12.8	29	24.8	117	-	448,290
December 2014	29	22.1	25	19.1	23	17.6	19	14.5	35	26.7	131	-	461,394
Year-to-date 2015	351	21.6	382	23.5	281	17.3	233	14.3	378	23.3	1,625	415,000	444,422
Year-to-date 2014	305	18.1	284	16.9	370	22.0	416	24.7	309	18.3	1,684	440,000	438,211

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2015						
Submarket	**Dec 2015**	**Dec 2014**	**% Change**	**YTD 2015**	**YTD 2014**	**% Change**
Winnipeg City	447,949	451,236	-0.7	441,380	434,434	1.6
East St. Paul R.M.	-	722,472	n/a	688,159	679,733	1.2
Headingley R.M.	-	-	n/a	609,975	557,959	9.3
MacDonald R.M.	461,088	442,317	4.2	442,960	467,635	-5.3
Ritchot R.M.	389,133	-	n/a	368,965	387,787	-4.9
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	234,363	n/a
St. Francois Xavier R.M.	-	-	n/a	-	446,000	n/a
Springfield R.M.	423,738	474,670	-10.7	412,895	420,248	-1.7
Tache R.M.	-	-	n/a	366,237	374,725	-2.3
West St. Paul R.M.	-	-	n/a	662,500	-	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	448,290	461,394	-2.8	444,422	438,211	1.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
December 2015

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2014	January	529	-6.4	971	1,078	1,480	65.6	262,683	5.6	273,597
	February	643	1.9	1,001	1,174	1,594	62.8	264,636	-2.2	269,722
	March	868	10.9	955	1,638	1,614	59.2	278,527	2.7	270,803
	April	1,169	-0.8	1,020	2,068	1,650	61.8	278,432	3.0	268,219
	May	1,488	1.8	1,030	2,477	1,715	60.1	287,026	4.6	273,835
	June	1,454	4.3	1,050	2,387	1,751	60.0	280,112	2.2	273,007
	July	1,405	9.2	1,092	2,115	1,830	59.7	268,817	2.3	269,810
	August	1,079	-10.8	1,008	1,929	1,793	56.2	270,246	3.3	273,976
	September	1,117	6.2	1,024	2,151	1,770	57.9	263,859	2.9	270,637
	October	1,050	-6.1	1,009	1,663	1,751	57.6	270,605	-0.5	271,539
	November	771	-4.8	1,029	1,206	1,849	55.7	266,945	2.0	273,224
	December	574	-4.0	957	730	1,818	52.6	271,489	-9.0	275,007
2015	January	554	4.7	1,051	1,366	1,928	54.5	261,612	-0.4	272,688
	February	624	-3.0	982	1,373	1,881	52.2	266,837	0.8	272,365
	March	957	10.3	1,029	2,179	2,080	49.5	281,269	1.0	273,923
	April	1,212	3.7	1,017	2,550	1,967	51.7	292,456	5.0	281,041
	May	1,404	-5.6	1,049	2,484	1,819	57.7	287,587	0.2	274,689
	June	1,447	-0.5	977	2,392	1,708	57.2	281,349	0.4	274,329
	July	1,328	-5.5	1,018	2,141	1,802	56.5	281,684	4.8	282,254
	August	1,197	10.9	1,066	1,989	1,784	59.8	276,397	2.3	279,934
	September	1,086	-2.8	1,021	2,064	1,798	56.8	274,541	4.0	281,154
	October	1,011	-3.7	1,003	1,679	1,826	54.9	271,759	0.4	273,551
	November	849	10.1	1,046	1,270	1,774	59.0	278,134	4.2	283,878
	December	598	4.2	1,008	686	1,805	55.8	256,900	-5.4	260,720
	Q4 2014	2,395	-5.2		3,599			269,638	-1.9	
	Q4 2015	2,458	2.6		3,635			270,346	0.3	
	YTD 2014	12,147	0.5		20,616			273,363	1.9	
	YTD 2015	12,267	1.0		22,173			278,270	1.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
December 2015

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	137.2	123.1	411	5.9	68.4	802
	February	595	3.14	5.24	137.4	123.9	411	5.7	68.2	802
	March	581	3.14	4.99	137.5	124.7	410	5.6	67.9	803
	April	570	3.14	4.79	137.8	124.9	409	5.8	67.8	806
	May	570	3.14	4.79	137.9	125.8	407	5.8	67.5	806
	June	570	3.14	4.79	138.2	125.6	409	5.8	67.6	808
	July	570	3.14	4.79	138.2	125.4	409	5.7	67.5	813
	August	570	3.14	4.79	138.2	125.2	410	5.9	67.7	818
	September	570	3.14	4.79	137.7	125.4	411	6.1	67.8	826
	October	570	3.14	4.79	137.9	125.3	413	6.0	68.0	827
	November	570	3.14	4.79	137.9	125.1	415	5.8	68.1	827
	December	570	3.14	4.79	137.9	124.3	416	5.8	68.2	823
2015	January	570	3.14	4.79	138.1	124.2	417	6.0	68.5	824
	February	567	2.89	4.74	138.2	125.0	418	6.3	68.8	825
	March	567	2.89	4.74	138.7	126.5	421	6.3	69.1	828
	April	561	2.89	4.64	138.8	126.3	423	6.1	69.3	832
	May	561	2.89	4.64	138.9	126.6	426	6.1	69.6	835
	June	561	2.89	4.64	139.6	127.0	426	6.0	69.6	838
	July	561	2.89	4.64	139.6	126.8	425	6.0	69.3	841
	August	561	2.89	4.64	139.7	127.6	425	5.9	69.2	849
	September	561	2.89	4.64	139.9	127.2	427	5.6	69.1	860
	October	561	2.89	4.64	140.1	127.8	428	5.7	69.2	867
	November	561	3.14	4.64	140.2	127.4	426	5.8	69.0	870
	December	561	3.14	4.64		126.2	425	6.2	69.0	866

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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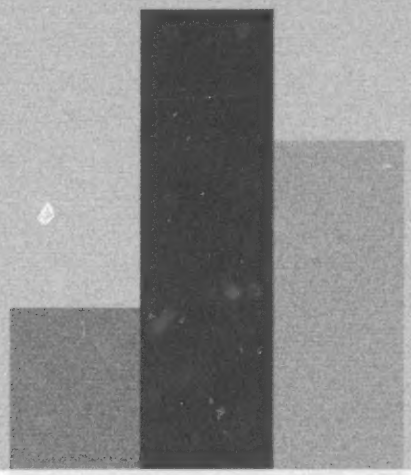

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